

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

1973 Legislative Session, Legislative Day No. 73-26 - SEPTEMBER 4, 1973

Bill No. 73-42 (AS AMENDED)

Introduced by Mr. Bryson and Mr. Helton

~~AN ACT~~

AN EMERGENCY ACT to repeal and re-enact with amendments, Sections 7.012 and 7.05 of Article 7 of the Zoning Ordinance of Harford County, Maryland, to eliminate as a permitted use in "A-1" Agricultural District, the building of single and two family dwellings and trailers MOBILE HOMES, except for a dwelling OR MOBILE HOME for personal use under certain conditions involving lot size and area requirements.

By the Council SEPTEMBER 4, 1973

Introduced, read first time, ordered posted and public hearing scheduled on

OCTOBER 18 1973, at 7:30 P.M. in the  
Council Hearing Room, Bel Air, Maryland.

By order, , Secretary

PUBLIC HEARING

Having been posted and Notice of time and place of hearing

1 Section 1. Be It Enacted By The County Council of Harford County,  
2 Maryland, that Sections 7.012 and 7.05 of Article 7 of the Zoning  
3 Ordinance of Harford County, Maryland, be, and they are hereby,  
4 repealed and re-enacted with amendments to read as follows:

5 LEGISLATIVE INTENT. THIS SUBSECTION IS DESIGNED TO AVOID LOT  
6 SPLITTING AND CIRCUMVENTION OF THE PROPOSED COUNTY COMPREHENSIVE  
7 PLAN, THE COUNTY WATER AND SEWER PLAN AND TO PREVENT HAPHAZARD  
8 GROWTH IN HARFORD COUNTY. PRESSURE ON AGRICULTURAL LAND FOR URBAN  
9 DEVELOPMENT PUTS UNDUE PRESSURE ON EXISTING PUBLIC FACILITIES  
10 AND CREATES PROBLEMS OF AN URBAN NATURE THAT MAY BE IN CONFLICT  
11 WITH AGRICULTURAL CONSERVATION.

12 Principal Permitted Uses.

13 7.012 A single-family or two-family detached dwelling OR  
14 MOBILE HOME, for personal use, and not for development, when  
15 located on a lot of not less than one acre. IF A PROPERTY OWNER  
16 OR DEVELOPER PETITIONS FOR REZONING TO AN "R" CLASSIFICATION FOR  
17 SUBDIVISION PURPOSES, HE SHALL SUBMIT A SUBDIVISION MAP FOR  
18 PRELIMINARY PLAN REVIEW SO THAT BOTH THE SUBDIVISION AND REZONING  
19 APPLICATIONS CAN PROCEED SIMULTANEOUSLY.

20 7.05 Lot Area, Width, and Yard Requirements.

21 The following minimum requirements shall be observed,  
22 subject to the modified requirements in Article 18; and provided  
23 also that for any building exceeding thirty (30) feet in height,  
24 the side and rear yards shall be increased in width or depth by  
25 one (1) additional foot for each three (3) feet of excess height.

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	<u>Lot Area</u>	<u>Lot Width</u>	<u>Lot Area Per Family</u>	<u>Front Yard Depth</u>	<u>Side Yard Width Ea. Side Yard</u>	<u>Rear Yard Depth</u>
1						
2	Dwellings 40,000	200	40,000	40 ft.	20 feet	50 ft.
3	sq. ft.	<u>150ft.</u>	sq. ft.			
4	Conversion Apts 1 acre	200	10,000	40 ft.	30 feet	50 ft.
5		<u>150ft.</u>	sq. ft.			
6	Tourist Camps 5 acres or					
7	Motels, <del>Trailer</del> 2,500 sq. ft.					
8	<u>MOBILE HOME</u> per cabin or					
9	Camps <del>trailer</del> <u>MOBILE HOME</u>			(1)	(1)	(1)
10	Churches 2 acres	"		"	30 ft.	50 ft.
11	Public 20,000					
12	Utilities sq. ft.	100 ft.		40 ft.	30 ft.	50 ft.
13	Other Principal <del>7</del>				30 ft.	
14	Permitted Uses 5 acres	"	"	" (2)	(2)	" (2)

14 (1) Except as required in Article 17.

15 (2) Except as required in Articles 16, 17, and 18.

16 IF IN ANY INSTANCE, THERE IS A CONFLICT BETWEEN THIS ACT AND ANY  
 17 OTHER LAW, THE MORE RESTRICTIVE ACT SHALL GOVERN. ANY PRELIMINARY  
 18 PLAN OR RECORD PLAT OF A SUBDIVISION OR APPROVED INDIVIDUAL LOT  
 19 WHICH HAS BEEN SUBMITTED TO THE APPROVING AUTHORITY PRIOR TO THE  
 20 DATE OF ADOPTION OF THIS LAW, SHALL NOT BE REQUIRED TO COMPLY  
 21 WITH THESE SUBSECTIONS IF FINAL APPROVAL AND RECORDATION, WHERE  
 22 REQUIRED BY LAW, IS COMPLETED NO LATER THAN TWELVE (12) MONTHS  
 23 FROM THE DATE OF ADOPTION. HOWEVER, ANY APPLICATION RECEIVED  
 24 AFTER THE ADOPTION OF THIS LAW MUST COMPLY WITH THESE SUBSECTIONS.

25 Section 2. And Be It Further Enacted, that this Act is hereby  
 26 declared to be an emergency Act and necessary for the immediate  
 27 preservation of the public health, safety, welfare and property,  
 28 and to promote the orderly development of the County and shall  
 29 take effect from the date it becomes law.

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BY THE COUNCIL

Read the third time.

Passed LSD 73-33 - NOVEMBER 6, 1973 (With Amendments)~~XXXXXX XXXXXXXX~~

By order

Emogene B. Johnston, Secretary

Sealed with the County Seal and presented to the County Executive for his  
 approval this 8TH day of NOVEMBER, 1973 at  
11:30 o'clock A.M.

Emogene B. Johnston, Secretary



BY THE EXECUTIVE

APPROVED:

Charles B. Anderson, Jr., County Executive

Date \_\_\_\_\_

Vetoed in toto this twenty-ninth day of November 1973 in accordance  
 with Section 311 of the Charter of Harford County, Maryland.